

**PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
190 DYER STREET
PROVIDENCE, RHODE ISLAND 02903-3902**

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Monday, June 13, 2011, at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard concerning the following matters pursuant to Section 902 of the Zoning Ordinance:

5:30 P.M.

FOR CONSIDERATION, Affidavits of Substantial Change:

- 1. Printery Properties, LLC, 60 Printery Street, Lot 625 on the Tax Assessor's Plat 2**
- 2. Firefighter Realty Corp., 90-110 Printery Street, Lots 239 & 586 on the Tax Assessor's Plat 2**

On April 25, 2011 the Board continued the following matter for further details:

**AI ZHONG JIANG AND LIYU LIU: 231 Wickenden Street, Lot 182 on the Tax Assessor's Plat 18 located in a C-2 General Commercial Zone.
The applicant is requesting a special use permit pursuant to Section**

303-use code 57.1 to increase the existing restaurant floor area (currently providing 50 seats) by the construction of a new 1,472 square foot addition to the first floor and a 1,408 square foot addition to the second floor attached to the rear of the existing building. Further, the applicant seeks a dimensional variance from the provisions at Sections 305.1(7), 305.1(8) and 703.2 governing side & rear yard setbacks and the parking requirement; whereby, the proposed additional 60 seats requires 15 parking spaces that cannot be provided on site. The lot in question contains approximately 5,271 square feet of land area.

NEW MATTERS

BOTVIN REALTY COMPANY, OWNER AND JAMES MARTINS, APPLICANT: 85-99 Nashua Street, Lots 172, 173, 174 & 175 on the Tax Assessor's Plat 75 located in a Heavy Commercial C-4 Zone. The applicant is requesting a special use permit in accordance with Section 303-use code 52 pursuant to Section 200 and a dimensional variance from Section 410 to use the subject property for outdoor storage of motor vehicles. The lots in question together contain approximately 17,000 square feet of land area.

OLD COLONY INN, LLC: 296 Benefit Street (Lot 126) and 150 Rear South Main Street (Lot 472) on the Tax Assessor's Plat 12 located in a

Residential R-2 Two-Family Zone, General Commercial C-2 Zone and College Hill Historic District; to be relieved from Sections 201.7, 303-use code 14, 304, 417 and Article X - Definitions of “Lot” and “Lot Frontage.” There is an existing carriage house that overlaps the lot line dividing Lots 126 and 472 and also the zoning boundary line between the Residential R-2 district (Lot 126) and the Commercial C-2 district (Lot 472). The carriage house is primarily located on Lot 126. In order to effectuate the renovation of the carriage house for use as a single-family dwelling, the applicant plans to deed Lot 472 in its entirety plus a permanent easement over that portion of Lot 126 that the structure encroaches upon plus appropriate yard area, or in the alternative, the Lots would be merged, which would require use and dimensional variances. The final alternative to facilitate development of the carriage house is to enlarge Lot 472 and seek an administrative subdivision and to that end, the applicant seeks relief from requirements for the proposed new lot (that would contain the proposed single-family dwelling) under Article X, as previously stated, and from regulations governing minimum lot width & frontage and from the requirements for front, side & rear yard setbacks, requiring use and dimensional variances. Currently, Lot 126 contains approximately 15,719 square feet of land area, and Lot 472 contains approximately 5,027 square feet of land area.

JOHN DONAHUE: 43-45 Halsey Street, Lot 273 on the Tax Assessor’s Plat 9 located in a Residential R-3 Three-Family Zone and the College Hill Historic District; to be relieved from Sections 202.4 and 304 in the

proposed construction of a new rooftop dormer 28 feet, 6 inches wide at the east elevation. The existing building contains 3 dwelling units. The applicant is requesting relief from regulations governing addition and enlargement of a building nonconforming by dimension and the height restriction. The lot in question contains approximately 3,527 square feet of land area.

RHODE ISLAND HOUSING, OWNER AND OMNI DEVELOPMENT CORP., APPLICANT: 54 Althea Street, Lot 435 on the Tax Assessor's Plat 31 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 304.1(4) and 704.2(C) in the proposed demolition of an existing barn and the construction of a new 46' x 24' three-story, two-family dwelling. The applicant seeks a dimensional variance requesting relief from regulations governing averaging setbacks (front yard) and the rear yard paving restriction for Lot 435 only. Lots 434 and 435 would share a drive that would be located between the two structures that would provide access to rear yard parking areas for both parcels.

DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE, BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP A TEXAS LIMITED PARTNERSHIP AND RHODE ISLAND HOUSING AND OMNI DEVELOPMENT CORP., APPLICANTS: 105 Althea Street, Lot 394 on the Tax Assessor's Plat 31 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 304, 304.1(4) and 704.2(C) in the proposed demolition of the existing

four-family structure and the construction of a new 46' x 24' three-story, two-family dwelling. The applicant seeks relief from regulations governing the height restriction, averaging setbacks (front yard) and the rear yard paving restriction, a dimensional variance. The lot in question contains approximately 4,000 square feet of land area.

RHODE ISLAND HOUSING, OWNER AND OMNI DEVELOPMENT CORP., APPLICANT: 167 & 171-173 Hanover Street, Lots 497 & 499 on the Tax Assessor's Plat 31 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 304, 304.1(4) and 704.2(C) in the proposed demolition of the existing two-family structure and to construct a new 48' x 36' three-story, three-family dwelling on Lot 499. The applicant also proposes to rehabilitate the existing three-family structure at 171-173 Hanover St. requiring no Board action. Further, two existing garages would also be removed and the rear yards of both lots would be paved to provide for support parking for both properties. The rear yard parking areas would have driveway access from Lot 497 only (167 Hanover St.). The applicant seeks relief from regulations governing building height and averaging setbacks (front yard) for the proposed new structure on Lot 499, and additional relief from the rear yard paving restriction, a dimensional variance. Lot 499 contains approximately 6,106 square feet of land area and Lot 497 contains approximately 5,088 square feet of land area.

7:00 P.M.

MARTONE REALTY CO., LLC, OWNER AND GAS DEVELOPMENT, LLC, APPLICANT: 291 Branch Avenue (a/k/a 170 Silver Spring Street, Lot 325 on the Tax Assessor's Plat 72 located in a Heavy Commercial C-4 Zone; to be relieved from Sections 409.1(B), 409.4(A) and 409.5(B) in the proposed demolition of the existing structures related to the gas dispensing and automobile service station and the construction of a new gasoline dispensing station only. The proposed use is permitted as of right within the C-4 district; the applicant seeks relief from regulations governing minimum lot depth, location of air compressor and minimum separation between the underground storage tanks and new on-site structures, a dimensional variance. The lot in question contains approximately 13,902 square feet of land area.

COMMUNITY WORKS RHODE ISLAND, OWNER AND AIDS CARE OCEAN STATE, APPLICANT: 10-12 Parkis Avenue, Lot 602 on the Tax Assessor's Plat 30 located in an R-G General Residence Zone. The applicant seeks a special use permit pursuant to Sections 303-use code 64.1 and 419.6 in order to develop the subject lot for parking. The existing carriage house would be demolished. The proposed parking lot would support residential uses in the immediate neighborhood. The lot in question contains approximately 6,375 square feet of land area.

COMMUNITY WORKS RHODE ISLAND, OWNER AND AIDS CARE OCEAN STATE, APPLICANT: 22-24 & 36 Parkis Avenue, Lots 419 & 617 on the Tax Assessor's Plat 30 located in a R-G General Residence

Zone; to be relieved from Sections 303-use code 14, 304, 704.2(B) and 704.2(D) in the proposed change in use of the existing building on Lot 617 (22 Parkis Ave.) from 6 apartments to 5 dwelling units, and to change the existing building on Lot 419 (36 Parkis Ave.) from an 8 room rooming house & one apartment to 5 dwelling units only. The applicant seeks a use variance to increase the dwelling units on Lot 419. Further, the applicant proposes a second driveway and curb cut at the easterly side yard of Lot 419 and additional side yard paving and parking. Said proposed driveway would provide for access to a proposed new parking area in the rear yards. Lot 419 contains approximately 7,200 square feet of land area and Lot 617 contains approximately 5,600 square feet of land area.

JEFFREY GELLMAN: 5 Claremont Avenue (corner of Mount Pleasant Avenue & Chalkstone Avenue) Lot 14 on the Tax Assessor's Plat 64 located in a Residential R-2 Two-Family Zone. The applicant is requesting a special use permit pursuant to Section 419.2 to establish a pet training and kennel business at the subject property as a home occupancy use; the applicant proposes to provide an outdoor "run" for dogs, which requires a dimensional variance from Section 419.2(B). The lot in question contains approximately 16,369 square feet of land area.

SARKISIAN LLC, D/B/A CLUB X: 681 Valley Street (corner Rathbone St.), Lots 90 & 95 on the Tax Assessor's Plat 27 located in an Industrial M-1 Zone; to be relieved from Sections 401 and 401.1 in

order to provide outdoor seating for the existing night club. The applicant seeks a dimensional variance from regulations governing the restriction of use to the interior of a building when located less than 150 feet from a residential zone, and for buildings located within 200 feet of a residential zone any outdoor seating shall cease operation by 11:00 P.M.; the applicant proposes to cease the outdoor operation by 2:00 A.M. The lot in question contains approximately 13,911 square feet of land area.

MONAHAN PROPERTIES, LLC, OWNER AND McBRIDE'S PUB LLC, APPLICANT: 230 Waterman Street (Structure fronting Wayland Ave.), Lot 156 on the Tax Assessor's Plat 15 located in a General Commercial C-2 Zone. The applicant seeks a special use permit pursuant to Section 303-use code 58 to include entertainment within a proposed new restaurant (to contain 57 indoor seats) fronting Wayland Avenue. A funeral home shares the subject property. The applicant further seeks to provide outdoor seating. Section 401.1 allows up to an additional 25 percent of the permitted inside seating of an eating and/or drinking establishment outside of the establishment, which would be 14 outdoor seats; this proposal seeks an additional 2 outdoor seats. Section 703.2 requires one additional parking space for the 2 additional outdoor seats and that parking space cannot be provided on-site; therefore, the applicant seeks a special use permit from the parking requirement pursuant to Sections 707 and 707.1. The lot in question contains approximately 13,922 square feet of land area.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, JUNE 13, 2011.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES JUNIO 13, 2011.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA

DE JUICIO.

PETER D. CARNEVALE, SECRETARY

(401) 421-7740 EXT 376

E-mail at pcarnevale@providenceri.com

YEAR 2011

SCHEDULE OF MONTHLY MEETINGS

LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)

**PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY
HALL**

**25 DORRANCE STREET
PROVIDENCE, RHODE ISLAND**

Monday, January 10 and 24, 2011 - cancelled

Monday, February 14 - cancelled and 28, 2011 - rescheduled

**Monday, March 14, Wednesday, March 16 and Monday, March 28,
2011**

Monday, April 11, Wednesday, April 20 and Monday, April 25, 2011

Monday, May 9 and Wednesday, May 25, 2011

Monday, June 13 and 27, 2011

Monday, July 11 and 25, 2011

Tuesday, August 9 and Monday, August 22, 2011

Monday, September 12 and 26, 2011

Tuesday, October 11 and Monday, October 24, 2011

Monday, November 14 and 28, 2011

Monday, December 12 and Tuesday, December 27, 2011

Any change in dates will be noticed in writing and/or e-mail to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.

Meetings may be continued from day to day and time to time at the discretion of the Zoning Board of Review.

Peter D. Carnevale

Secretary

(401) 421-7740 ext. 376 and/or e-mail at pcarnevale@providenceri.